

# **CARMEL/CLAY TECHNICAL ADVISORY COMMITTEE AGENDA**

**Date: July 21, 2004**

**Place: Department of Community Services Conference Room  
3rd Floor - Carmel City Hall**

9:00 a.m.      **Docket Nos. 04060035 OA and 04060036 Z: Village of WestClay**  
The applicant seeks to amend their PUD ordinance. The applicant also seeks to Rezone 30 acres from S-1/Residence-Estate to PUD-Planned Unit Development. The site is located at 131st St and Towne Rd.  
Filed by Brandon Burke of The Schneider Corp, for Brenwick Development Co.

**Docket No. 04070007 SP - Village of WestClay, Sec 9007 (Secondary Plat)**  
The applicant seeks to plat 23 residential lots on approximately 13.69 acres.

**Docket No. 04070006 SP - Village of WestClay, Sec 9004 (Secondary Plat)**  
The applicant seeks to plat 23 residential lots on approximately 12.5 acres. The sites are located northeast of 131st St & Towne Rd. The sites are zoned PUD/Planned Unit Development.

Filed by Brandon Burke of The Schneider Corp. for Brenwick TND Communities.

9:40 a.m.      **Docket No. 112-02 SP / PC3392: Aberdeen Bend, Sec 1 & 2 (Secondary Plats)**  
The applicant seeks to construct a 26-lot subdivision on 24 acres +/- . The site is located southeast of Shelborne Rd & 131st Street. The site is zoned S-1/Residence- ROSO.  
Filed by Gary Murray of Mid-States Engineering.

10:00 a.m.      **Docket No. 04060029 PP: LongRidge Estates (Primary Plat)**  
The applicant seeks to plat a residential subdivision of approximately 180 lots on 127.57± acres. The site is located on southeast of West Rd and 141st Street. The site is zoned S-1/Residence-Estate.  
Filed by Dennis Olmstead of Stoeppelwerth & Associates.

10:20 a.m.      **Docket No. 04070004 SP - Cass Estates, Sec 1 (Secondary Plat)**  
The applicant seeks to plat 61 residential lots on approximately 36 acres. The site is located southwest of Shelborne Rd and 116th Street. The site is zoned S-1/Residence-Low Density.  
Filed by Dennis Olmstead of Stoeppelwerth & Assoc. for Dura Builders, Inc.

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- 10:40 a.m.      **Docket No. 04060032 PP: The Lakes at Towne Rd (Primary Plat)**  
The applicant seeks to plat a residential subdivision of approximately 54 lots on 40.39± acres. The site is located on southwest of Towne Rd and 136th St. The site is zoned S-1/Residence-Estate.  
Filed by Dennis Olmstead of Stoeppelwerth & Associates.
- 10:50 a.m.      **Docket No. 04070011 SP: Lakeside Park, Sec 4- Secondary Plat**  
The petitioner seeks to plat 38 residential lots on 17.173 acres+/- . The site is located southwest of 141<sup>st</sup> Street and Towne Rd and is zoned S-1 Residence - Estate.  
Filed by Dennis Olmstead of Stoeppelwerth & Assoc.
- 11:10 a.m.      **Docket No. 04060033 DP/ADLS: 116th/Keystone Retail Shops**  
The applicant seeks approval for a retail/office building. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.  
Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate.
- 11:30 a.m.      **Docket No. 04060026 Z: Carey's Addition, Lot 9 (pt)**  
The applicant seeks to Rezone this lot from R-3/Residence to B-1/Business within the Old Town Overlay - Character Sub-area. The site is located at 105 First Avenue NE.  
Filed by Carl & Jennifer Hartmann.
- 11:40 a.m.      **Docket No. 04060025 ADLS Amend:**  
**Fidelity Plaza, Tower 3, Fifth Third Bank**  
The applicant seeks approval for a bank canopy addition and other site improvements. The site is located at 11590 N Meridian St. The site is zoned S-2/Residence & B-6/Business within the US 31 Overlay.  
Filed by Scott Bordenet of Benchmark Land Services for REI Investments.
- 12:00 p.m.      **Docket No. 04070005 SP - Claybourne, Sec 3 (Secondary Plat)**  
The applicant seeks to plat 77 residential lots on approximately 73 acres. The site is located northwest of 131st St & Shelborne Rd. The site is zoned S-1/Residence-ROSO.  
Filed by J. Cort Crosby of The Schneider Corp. for Boomerang Development Co.
- 12:20 p.m.      **Docket No. 04060027 PP Amend - Little Farms Addition, replat of lots 31-33**  
The applicant seeks to replat 3 platted residential lots into 9 lots. The site is located northeast of E. 104th St. and Ethel St. The site is zoned R-3/Residence.  
Filed by Chris Badger of Badger Engineering for Carmel Development LLC.

- 12:40 p.m.      **Docket No. 04070012 ADLS Amend:  
Kroger @ Rangeline - Drive Thru Pharmacy**  
The applicant seeks approval for drive thru canopy & signage. The site is located at 1217 S Rangeline. The site is zoned B-8/Business.  
Filed by Aaron Reynolds of Paul I Cripe, Inc.
- 12:50 p.m.      **Carmel/Clay Schools - Woodbrook Elementary: Tree Removal**  
The applicant seeks a special use amendment. The site is located at 4311 E 116th Street and is zoned S-1/Residence - Low Density.  
Filed by Jeffrey Maidlow for Carmel/Clay Schools.
- 1:00 p.m.      **Docket No. 04070013 TAC: Brownstone Homes @ Guilford Reserve**  
The applicant seeks to construct 48 Brownstone units on 5 acres +/- . The site is located at 1011 S Guilford Rd. The site is zoned PUD-Planned Unit Development.  
Filed by Adam DeHart of Keeler-Webb Associates.